

**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address:	2465 18th Street, NW		Agenda
Landmark/District:	Washington Heights Historic District	X	Consent Calendar
Meeting Date:	July 28, 2011	X	Concept Review
H.P.A. Number:	11-321	X	Alteration
Staff Reviewer:	Anne Brockett		New Construction

Working with architect Jane Nelson and Architectural Historian Andi Adams, the applicant - 2465 18th LLC - seeks the Board's concept review of a rear addition, roof deck, and storefront modifications at this Washington Heights property. The building was constructed along with the three buildings to the north in 1902 for Kate Dolloway to the design of Edward Woltz.

As initially designed and shown on the 1903 Sanborn map, these four residential structures featured projecting square bays. However, by 1928, all had lost their bays – and indeed none of the buildings on this stretch of 18th Street retains its bays down to grade. It is surmised that a street widening project necessitated losing the bays and front steps and is when the first floors were lowered for retail use. This is certainly the case for the subject property, which obtained permits in 1924-25 for removing the façade, lowering the first floor, and rebuilding the facade with a projecting storefront and three ganged windows with transoms on the second floor. The façade has subsequently been changed to result in its current appearance, which features a panelized storefront without projections.

Project Description

The project seeks to infill the rear dogleg and extend the building to the rear of the lot. The addition features a recessed trash storage area on the first floor, screened by wood sliding doors, and an off-center bay that projects slightly higher than the side walls. The rear would be clad in zinc shingles. The bay itself is largely fenestrated as a single glazed unit spanning the second and third floors.

A fourth floor addition was initially proposed, but has been scaled back dramatically to a simple stair tower for access to a full roof deck. The stair tower is 11 feet tall and is set back approximately 56 feet from the front of the building. No deck railing would be necessary for the deck because of the 6 foot tall existing front parapet.

On the façade, the second and third floor vinyl windows will be replaced with wood and the first floor storefront reworked to remove the non-historic paneling and vinyl trim, re-install transom windows, and restore the projecting bay.

Evaluation

The rear addition is compatible in scale, form, and materials with the existing alleyscape. The one recommendation that HPO would make is to align the horizontal division of panes for the bay window with the intermediate floor level to obscure its visibility. The roof deck and stair tower will not be visible from 18th Street.

The HPO's research on the original appearance of the facade indicates several alterations over the years. The proposed design reflects a more historic approach to the storefront with the installation of taller doors and transom windows as well as a projecting bay with a solid base. The HPO will continue to

work with the applicant on the details of the storefront design, ensuring retention of any remaining historic fabric beneath the existing paneling and the compatible design of the details.

Recommendation

The HPO recommends that the Board approve the rear addition and roof deck as designed, direct the applicant to work with HPO on the storefront design, and to delegate final approval to the HPO staff. HPRB approval does not construe endorsement for any necessary zoning relief.